

1 BILL NO. R-86-08-24

2 DECLARATORY RESOLUTION NO. R-60-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 2130 Lakeview Drive,
7 Fort Wayne, Indiana (James E. Nusbaum,
8 Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 August 1, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 S 110 of N 510 of E 431 Ft., W of
16 GR & I S½ Sec. 33 & 34;

17 S 330 of N 620 of E 431 Ft., SE¼
18 W of GR & I except S 110 of N 510
19 Ft., Sec. 33 & 34;

20 said property more commonly known as 2130 Lakeview Drive, Fort
21 Wayne, Indiana;

22 WHEREAS, it appears that said petition should be pro-
23 cessed to final determination in accordance with the provisions
24 of said Division 6.

25 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
26 OF THE CITY OF FORT WAYNE, INDIANA:

27 SECTION 1. That, subject to the requirements of Section
28 4, below, the property hereinabove described is hereby designated
29 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
30 12.1. Said designation shall begin upon the effective date of
31 the Confirming Resolution referred to in Section 3 of this Resolu-
32 tion and shall continue for one (1) year thereafter. Said desig-
nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen
County Assessor;

2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of real estate.

23 SECTION 4. That this Resolution shall be subject to
24 being confirmed, modified and confirmed or rescinded after public
25 hearing and receipt by Common Council of the above described re-
26 commendations and resolution, if applicable.

27 SECTION 5. That it is the preliminary intent of Common
28 Council to recommend a six (6) year deduction from the assessed
29 value of the real property. The length of the deduction will be
30 finally determined by Common Council, pursuant to I.C. 6-1.1-
31 12.1-3(b), after receipt of the owner's application from the
32 County Auditor.

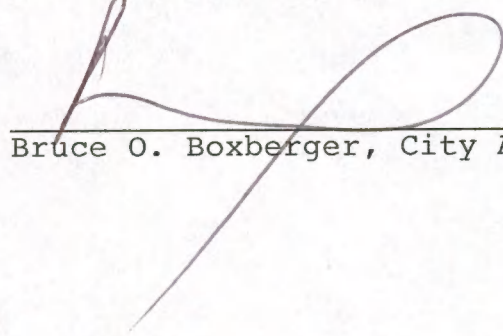
Page Three

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM
AND LEGALITY



Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-26-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-60 86 on the 26th day of August, 1986.

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of August, 1986, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of August, 1986, at the hour of 2:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
AUG 6 1986
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: JAMES E. NUSBAUM

Address of Applicant's Principle Place of Business:

2130 LAKEVIEW DR.

FORT WAYNE IND. 46808

Phone Number of Applicant: () 747-6443

Street Address of Property Seeking Designation:

2130 LAKEVIEW DR.

S.I.C. Code of Substantial User of Property:

2519

B. PROJECT SUMMARY INFORMATION:

	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the Urban Enterprise Zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project have ready access to City Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Sewer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?
MANUFACTURING OF KITCHEN CABINETS & OTHER
WOOD ITEMS

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

6 BUILDINGS

What is the condition of structure(s) listed above? GOOD

Current assessed value of Real Estate:

Land	<u>17,500.00</u>
Improvements	<u>44,300.00</u>
Total	<u>61,800.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 4,834.30 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

ADDITION OF 2560 SQ. FT. TO ONE YEAR OLD
BUILDING

Cost of Improvements: \$ 30,000.00

Development Time Frame:

When will physical aspects of improvements begin? SEPT. 86

When is completion expected? NOV. 86

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 18

How many permanent jobs will be created as a result of this project?
5-6

Anticipated time frame for reaching employment level stated above?
1 YR

What is the nature of those jobs?

3-4 ASSEMBLERS

2 SALES

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is project site located? WASHINGTON

In what Taxing District is project site located? FT. WAYNE

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

JAMES MUSBAUM
4105 ELMCREST DR.
FT. WAYNE IND. 46809
Phone Number of Contact Person () 747-6443

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

James E. Musbaum
Signature of Applicant

8/1/86
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

PROPERTY DESCRIPTION	DELINQUENT TAX AND PENALTY TOTAL	DISTRIBUTION OF NET TAX
5110.00 4510.00 OF 5431.11 4 OF 60 8 1 51/2 SEC 33 8 34	1983 1984 1985 1986	COUNTY SCHOOLS CITY OTHER TOTAL
		159.34 159.34 159.34 159.34 637.36

REAL ESTATE TAX BILL SP 656374 1

FOR 1985 PAYABLE IN 1986

ALLEN COUNTY—STATE OF INDIANA

TOWNSHIP
OR
CORP.

KEY NUMBER

80-0033-0037

80 FT WAYNE - WASHINGTON

LAND VALUE	IMPROVEMENTS	* EXEMPTIONS	NET ASSESSED VALUE
6.900	18.600		25.500
ACTUAL TAX RATE	CREDIT RATE	GROSS TAX	LESS CREDIT
8.71390	23.47100	1238.52	241.35
(SEE BACK SIDE FOR EXPLANATION)	DELINQUENT AFTER		
THIS IS YOUR TOTAL AMOUNT TAX CREDIT FOR 1985	482.30	MAY 12, 1986	
NOTE: THE LETTER 'R' SHOWN ON YOUR TAX STATEMENT INDICATES 'RESIDENTIAL' TO WHICH HOMESTEAD CREDIT HAS BEEN APPLIED. THE LETTERS 'NR' INDICATES 'NON RESIDENTIAL' REAL ESTATE.			
* SEE REVERSE SIDE			

	RESIDENTIAL NET
997.37	NON RESIDENTIAL NET
997.37	NET THIS INSTALLMENT
	DELINQUENT TAX AND PENALTY
FULL YR TAX	
997.37	PAY THIS AMOUNT
AMOUNT DUE THIS INSTALLMENT	
	MAKE CHECK PAYABLE TO: TREASURER-ALLEN COUNTY CITY-COUNTY BLDG. ROOM 100 FORT WAYNE, IN 46802

TAXPAYER'S COPY

PROPERTY DESCRIPTION	DELINQUENT TAX AND PENALTY TOTAL	DISTRIBUTION OF NET TAX
30 OF 4120 OF 5431.11 1/4 H OF 60 8 1 51/2 30 OF 4510.00 73-34	1983 1984 1985 1986	COUNTY SCHOOLS CITY OTHER TOTAL
		159.34 159.34 159.34 159.34 637.36

ESTATE TAX BILL SP 656374 8

IS PAYABLE IN 1986

COUNTY—STATE OF INDIANA

TOWNSHIP
OR
CORP.

KEY NUMBER

80-0033-0042

FT WAYNE - WASHINGTON

LAND VALUE	IMPROVEMENTS	* EXEMPTIONS	NET ASSESSED VALUE
10.600	15.700		26.300
ACTUAL TAX RATE	CREDIT RATE	GROSS TAX	LESS CREDIT
7.71390	23.47100	1267.07	343.39
(SEE BACK SIDE FOR EXPLANATION)	DELINQUENT AFTER		
THIS IS YOUR TOTAL AMOUNT TAX CREDIT FOR 1985	686.59	MAY 12, 1986	
NOTE: THE LETTER 'R' SHOWN ON YOUR TAX STATEMENT INDICATES 'RESIDENTIAL' TO WHICH HOMESTEAD CREDIT HAS BEEN APPLIED. THE LETTERS 'NR' INDICATES 'NON RESIDENTIAL' REAL ESTATE.			
* SEE REVERSE SIDE			

	RESIDENTIAL NET
1.419.78	NON RESIDENTIAL NET
1.419.78	NET THIS INSTALLMENT
	DELINQUENT TAX AND PENALTY
FULL YR TAX	
1.419.78	PAY THIS AMOUNT
AMOUNT DUE THIS INSTALLMENT	
	MAKE CHECK PAYABLE TO: TREASURER-ALLEN COUNTY CITY-COUNTY BLDG. ROOM 100 FORT WAYNE, IN 46802

TAXPAYER'S COPY

RECEIPT

FUND — ECONOMIC DEVELOPMENT

No 199

FORT WAYNE, IND. August 6, 1986

RECEIVED FROM James & Mary Musbaum \$ 50.00
THE SUM OF Fifty and 00/100 DOLLARS
ON ACCOUNT OF Tax Abatement Application Fee

J. A. Johnson
AUTHORIZED SIGNATURE

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-P6-02-24

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1 for property commonlyknown as 2130 Lakeview Dr., Fort Wayne, Indiana (James E. Nusbaum,Petitioner).EFFECT OF PASSAGE New jobs will be created by the addition of 2560square feet to a one-year old building, increasing company's pro-
ductivity.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$30,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-08-24

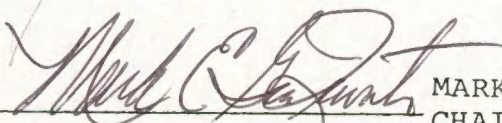
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 2130 Lakeview Drive, Fort Wayne, Indiana (James E. Nusbaum,
Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) _____

YES

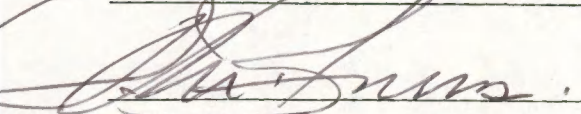
NO



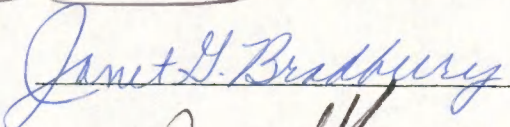
MARK E. GiaQUINTA
CHAIRMAN



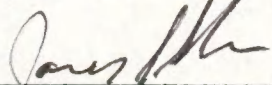
CHARLES B. REDD
VICE CHAIRMAN



PAUL M. BURNS



JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 8-26-86

SANDRA E. KENNEDY
CITY CLERK